

## **---Minutes: Leesburg Planning Commission May 17, 2001**

The Leesburg Planning Commission met on Thursday, May 17, 2001 at 7:00 p.m. in Council Chambers at 25 West Market Street, Leesburg, VA. Members present for this meeting were: Chairman C. Vaughan, Commissioners: C. Cable, D. Kennedy, L. Schonberger, L. Werner, W. Zawacki and Councilmember Umstattd. Staff members present for the meeting were Lee Phillips, Brian Boucher, Nick Colonna, Randy Hodgson, Mac Willingham and Jennifer Moore.

### **MINUTES:**

Commissioner Cable made a motion to approve the minutes of March 29<sup>th</sup> and April 5<sup>th</sup>, 2001 with changes.

Motion: Cable

Second: Kennedy

Carried: 6-0 – Commissioner

Schonberger abstained from voting on the April 5<sup>th</sup> because he was not present at the meeting. The vote for that meeting would be 5-0-1.

### **PETITIONERS**

None

### **COUNCILMANIC REPORT**

Councilmember Umstattd stated that there was a discussion last week regarding the proposed eight-foot wide bike trail along Fairview Street. She stated that the neighborhood is almost unanimously opposed to putting the trail along Fairview Street. Councilmember Umstattd stated that that item would probably be before the Council in June.

### **PUBLIC HEARING**

#### **ZOAM –01-02- F-1 DISTRICT & FHD DISTRICT REFERENCES – Brian Boucher**

Mr. Boucher stated that the proposal before the Commission is a necessary Ordinance Amendment to keep the Town in good standing with FEMA. Mr. Boucher gave a brief overview of the proposal along with copies of the proposed maps.

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Commissioner Cable asked if there has been a change in what the staff previously looked at with regard to identification of floodplain versus what the new maps would reflect. Mr. Boucher stated that the maps seem to incorporate what staff has seen.

Commissioner Zawacki asked if there are any identifiable spots on the map, which would not be considered floodplain that the Town has zoned that way. Mr. Boucher stated that in some places there is a small amount around Town Branch. He stated that the Town did some improvements there. He also said that there are some townhouse condos off of Drymill Road that seems to have the most dramatic change. Mr. Boucher stated that he believes these changes are the result of being a little more accurate.

Chairman Vaughan asked if someone could add fill and change the designation on the floodplain map. Mr. Boucher stated that there are things that a developer or property owner can do to develop on a floodplain-designated site.

Councilmember Umstattd asked if one of the things that could be done would be to rechannel a stream. Mr. Boucher stated that in some cases that could be done, but what FEMA is looking at is the impact and whether or not that impact would be negative. Mr. Phillips added that a good example of rechannelization would be the Ashton Downs subdivision.

Mr. Boucher stated that he does not currently have a draft motion ready, however if there are no other issues and because of the time crunch, he would ask the Commission to take action on this item later in the meeting once he has prepared the draft motion.

The Chairman opened this item up for public hearing.

Mr. Bob Harrison, property owner in the F-1 District, came forward to speak. Mr. Harrison stated that he does not believe that there is a flood problem around the Town Branch and he believes that there is an asset there that could be used to finish off the revitalization going on in downtown Leesburg.

Mr. Harrison stated that he would ask that the Commission recommend that the Council come up with a plan to represent the property owners, either through a tax district or something similar so that this area of Leesburg could be developed.

Commissioner Werner asked what area specifically Mr. Harrison was referring too. Mr. Harrison stated that he is referring to an area that begins at Wirt and South Streets and carries over the South Street Bridge and all the way to Harrison Street.

Mr. Harrison stated that he believes there is room in this area for an upscale hotel or a parking deck.

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Commissioner Cable stated that Mr. Harrison has been very active with the Infrastructure and Redevelopment Committee and it is Mr. Harrison's plan that Commissioner Cable forwarded to the Commission with a copy of the minutes from one of those meetings.

Commissioner Cable asked what the expense would be in going to FEMA. Mr. Harrison stated that there would be engineering and legal expenses.

There being no further testimony the public hearing for this item was closed.

### **SUBDIVISION AND LAND DEVELOPMENT**

#### **LEESBURG BAPTIST CHURCH, PHASE 5A – Lee Phillips**

Mr. Phillips stated that this is for a parking lot addition for the Church. He stated that they want to expand the parking lot across the front of the lot.

Mr. Phillips stated that this would include some frontage improvements along Lee Avenue.

Mr. Phillips stated that the Engineering Department and Planning Department are both recommending conditional approval.

Commissioner Cable asked if this is affiliated with the public hearing that was held on the expansion of the Church. Mr. Phillips stated that it has nothing to do with the expansion on the rear of the property.

Commissioner Kennedy made a motion to approve the application as submitted.

Motion: Kennedy  
Second: Cable  
Carried: 6-0

#### **GEORGETOWN MEWS PRELIMINARY PLAT – Nick Colonna**

Mr. Colonna stated that this is an application to subdivide a lot into 11 single-family homes. He stated that the proposed use is consistent with the allowable uses of the Town's requirements.

Commissioner Werner asked which is the floodplain lot. Mr. Colonna stated that it was originally 12 lots and lots six and seven became one. Mr. Phillips explained in a little more detail, why the lots were combined.

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Commissioner Werner stated that the construction entrance to the property would be off of King Street and the neighborhood is concerned about all of the new roadwork that has been done there. Mr. Phillips stated that Loudoun County Erosion and Sediment Control dictates the construction entrance. The purpose of the gravel is so that when the trucks leave the site the dirt that is on the trucks wheels falls off into the gravel.

Commissioner Werner stated that what she has seen done in some particularly sensitive areas is that the developer would pave for a short distance to prevent the rock from being picked up and put onto the street. She stated that maybe the trucks could be washed before entering the roadway or the roadway could be washed. Mr. Willingham stated that the Town does not usually require that unless they perceive a long wet period with a lot of mud. He stated that the Town has made developers go back and put wash racks in, but only when there becomes a problem and if it is feasible.

Commissioner Zawacki asked if the 28-foot road width would be taken into the Town system as a public thoroughfare. Mr. Willingham stated that it would because VDOT changed the language to include the requirements from their subdivision and streets manual, which they had not done before.

Commissioner Zawacki asked what the plan was for on-street parking. Mr. Willingham stated that you could park on one side of a 28-foot cart way.

Chairman Vaughan asked if the developer would be required to do an archeological study before the land is developed. Mr. Phillips stated that there is no requirement in place at this time.

Mr. Banzhoff, representative for the applicant came forward to speak. Councilmember Umstattd asked if the existing structures on lots one and ten would be torn down or renovated. Mr. Banzhoff stated that they would be renovated as soon as they receive approval from the BAR.

Commissioner Werner asked the applicant to address the concerns regarding the construction entrance onto King Street. Mr. Jeff Caden, representative for the applicant came forward to speak. Mr. Caden stated that they keep their sites as clean as possible and a lot depends on the weather. He stated that his usual method is to wash the street on a regular basis to keep the mud off of the street.

Mr. Caden stated that his goal is to be a good neighbor during the entire project and will do their best to keep the mud/dust/dirt off of King Street.

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Commissioner Werner made a motion to approve the application as submitted.

Motion: Werner

Second: Cable

Carried: 6-0

### **ZONING ITEMS**

#### **ZOAM 2001-02 – FEMA FLOODPLAIN – Brian Boucher**

Commissioner Zawacki made a motion to approve the application as submitted.

Motion: Zawacki

Second: Cable

Carried: 4-0 – with Commissioners  
Werner and Schonberger Absent

Commissioner Cable stated that she would like to have Mr. Harrison's comments sent to the Town Council in a form other than the minutes.

Councilmember Umstattd stated that it would be beneficial for Mr. Harrison to attend the Town Council meeting when this item is discussed and come forward and speak at that time.

### **COMPREHENSIVE PLANNING ITEMS**

#### **ZM 2000-07 – CATOCTIN SQUARE – Randy Hodgson**

Mr. Hodgson stated that the applicant has requested that this item be deferred.

### **OLD AND NEW BUSINESS:**

#### **A. DULLES MOTOR CARS – NO ADVERSE IMPACT PLAN – Lee Phillips**

Mr. Phillips stated that this is to pave a graveled lot used by Dulles Jeep Eagle Subaru. He stated that the dealership extends to the Skate Park, but the majority of the lot is gravel. He stated that the Zoning Department has issued many zoning violations and finally the dealership is going to be cleaning up the lot.

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Commissioner Cable asked if the Department could, in the future, add what the property is zoned in the letter to the Commission. Mr. Phillips stated that he would do that in the future.

### **B. ADOPTION OF BYLAWS**

Commissioner Cable stated that she handed out a final copy of the bylaws for the Commission. She stated that the document has been submitted to the Town Attorney and he had only one change and that change has been made.

Commissioner Werner made a motion to approve the bylaws with minor changes.

Motion: Werner

Second: Cable

Carried: 6-0

### **C. RESOLUTION REQUESTING REVISION OF TOWN CODE**

Mr. Phillips told the Commission that the staff is working on taking this item forward to the Town Council

### **D. 2002 TOWN PLAN UPDATE – DISCUSSION**

### **E. COMMISSION'S ANNUAL REPORT – DISCUSSION**

### **F. COMMITTEE REPORTS**

### **G. CITIZEN'S PLANNING ACADEMY - DISCUSSION**

### **ADJOURNMENT:**

There being no further business the meeting adjourned at 9:15 a.m.